

Applicant	Holy Cross Hospital	
Request	Site Plan Review with a Modification of Height	
Location	4725 North Federal Highway	
Legal Description	Coral Hills, Lot 21, Block 6, P.B. 37, P. 20	
Property Size	27.7 Acres	
Zoning	Community Facilities-CF	
Existing Land Use	Hospital Campus	
Future Land Use Designation	Community Facilities-CF	
Comprehensive Plan Consistency	Consistent	
Other Required Approvals	None	
Applicable ULDR Sections	Section 47-8, Public Purpose Districts	
Setbacks/Yards Front (n) Rear (s) Side (e) Side (w)	Required	Proposed/Existing
	25 Feet	238 Feet
	25 Feet	904 Feet
	25 Feet	296 Feet
	25 Feet	282 Feet
Lot Density	NA	NA
Lot Size	None	27.7 Acres
Lot Width	None	NA
Building Height	60 Feet	65 Feet 6 Inches
Structure Length	None	279'-4" Existing
Floor Area	NA	NA
VUA Landscaping	NA	NA
Landscaping Lot Coverage	NA	NA
Open Space	NA	NA
Parking	1,877 Spaces	1,930 Spaces
Notification Requirements	Signs posted	
Action Required	Approve, Approve with Conditions or Deny	
Project Planner Authorized By Approved By	Name and Title	Initials
	Chris Barton, AICP, RLA, Principal Planner	
	Bruce Chatterton, AICP, Planning and Zoning Manager	

Request:

Holy Cross Hospital, pursuant to the revised Master Development Plan, which was approved in 1998, is proposing to build a two level addition to the existing four story, five level north parking garage in the interior of the 27.7 acre campus. The proposed structure is situated between the existing convent building on the east and the existing Gallagher Medical Office building to the west.

Parking and Traffic:

Because of the intent of the applicant to increase the parking within the Hospital campus to levels provided by the current ULDR requirements, this project has been proposed. The top of the parapet wall on the seventh level is proposed to be sixty-five feet, six inches (65'-6") in height. The height limitation of sixty feet (60') in the CF District requires the approval of a modification of five feet, six inches (5'-6"). ULDR Section 47-8.4, Table of Dimensional Requirements allows such an increase pursuant to Section 47-24.2., Site Plan Level III review and approval.

All other aspects of the proposed structure and the associated site and parking area revisions are in compliance with the previously approved Master Development Plan, and have been reviewed by the Development Review Committee. A major building program to expand overall Hospital facilities is nearing completion and much progress has been made in developing a buffer yard and screen between the Hospital campus and the neighborhood to west across NE 19th Avenue.

As the proposed facility is located in the interior of the Hospital campus, is not adjacent to any existing residential areas and because it is in keeping with overall development efforts by the applicant, staff recommends that the height modification be approved.

Prior Reviews:

The Development Review Committee reviewed this project on June 22, 2004, with all comments having been addressed.

Planning & Zoning Board Review Options:

1. If the Planning and Zoning Board determines that the proposed development or use meets the standards and requirements of the ULDR and criteria for site plan level III review, the Planning and Zoning Board shall approve or approve with conditions necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed development or use, the issuance of the site plan level III permit.
2. If the Planning and Zoning Board determines that the proposed development or use does not meet the standards and requirements of the ULDR and criteria for the proposed development or use, the Planning and Zoning Board shall deny the site plan level III permit.

Should the Board approve the proposed development, the following conditions are proposed by staff:

1. The proposed development is in an area that has the potential to generate impacts from construction debris due to high winds and close proximity to existing uses. As such, in order to ensure that construction debris remains on site and does not become a nuisance to neighboring properties, prior to application for a building permit, a Construction Debris Mitigation Plan shall be submitted to include but not be limited to the requirements of the Construction Debris Mitigation Policy as attached, and as approved by the City's Building Official.
2. All construction will require approval from all pertinent environmental review agencies.
3. Site plan approval shall be valid as provided in ULDR Section 47-24.1.M.
4. Final DRC approval.

City of Fort Lauderdale
Building Services Division Construction Debris Mitigation Policy

Section 24-11 Construction Sites, of the City of Fort Lauderdale Code of Ordinances is for the purpose of controlling construction debris. In accordance with the Code, any property under construction is required to contain construction debris on the subject property site. In an effort to ensure that construction debris does not spillover onto adjacent sites, the Building Services Division will require the following mitigation measures as minimum conditions to prevent the spillover of construction debris onto adjacent properties. These measures are to be included in a Construction Debris Mitigation Plan, which will be submitted to the Building Official, prior to the issuance of a building permit for the subject project. Additional measures may be required to ensure compliance with the Code, as deemed necessary by the Building Official.

1. Extermination of the site and buildings prior to demolition. A certificate certifying that the site has been exterminated is required to obtain a demolition permit.
2. Wet demolition of existing buildings is required to minimize dust.
3. Install and maintain a 6' screening (wind blown) on all ground level perimeter site fencing to minimize dust and debris blowing out to surrounding buildings.
4. Adherence to all state and county regulations with regards to the handling of asbestos in existing buildings.
5. Provide for construction employee parking and construction staging areas, to be reviewed and approved by the City's Engineering Department, and as necessary the City's Zoning and Parking Divisions.
6. The Building Division will require measures to minimize the airborne concrete when pouring. Such measures may include, but are not limited to, use of a wet saw when cutting concrete, wind screens around saws on concrete work deck; wind screens on end of concrete pump hose, etc.
7. The Building Division will require measures to minimize airborne debris from all open floors, including but not limited to, a requirement that each floor undergoing construction activity be wrapped to control the spillover of concrete and dust onto adjacent properties.
8. Sweeping compound will be required to minimize dust when sweeping the open floors of the building.
9. Broom cleaning of adjacent streets and sidewalks is required on a daily basis.
10. A hot line telephone number for the subject property is required to address issues as they arise.
11. On site visits by City Building Inspectors and other building officials will occur, as needed, to ensure that the concerns of adjacent property owners regarding construction debris and noise are being properly and timely addressed. The costs incurred for such inspections will be borne by the applicant